

FRADLEY NEIGHBOURHOOD PLAN STEERING GROUP

Brief notes of meeting with Booth Associates and CALA Homes 6th April 2017, Parish Council Office

A meeting took place between Nigel Gough and Gill Brown of Booth Associates and CALA Residential Land Manager, Sam Back and members of the Steering Group (Simon, Sandy, Linda, Richard).

The meeting was requested by Nigel Gough and it was in connection with the parcel of land fronting the A38, Fradley and the edge of Fradley South development close to Horner Avenue.

The steering group reiterated that nothing had changed from our point of view since our last meeting. We had no real objection to the land being built on provided an acceptable access was constructed onto the site. The previous proposals of accessing the site from the Fradley South estate side was unacceptable.

A discussion took place with regard to who owned the land alongside the Wincanton building and the bund which protected the residential area of Fradley South. There was no clear answer to this and Mr Gough said he would investigate further. This narrow area of land may provide the answer to the access objections.

Following discussions between the steering group members at the end of the meeting, queries were raised that should residential dwellings be built on this particular site, there could be an issue with noise and light pollution at night from the neighbouring distribution centres (Wincanton and Great Bear) which are very close by.

A discussion took place between the steering group and Mr Back regarding the layout of the existing Fradley South estate. Mr Back made notes on the serious issues of lack of enough off-site parking provision to the houses which result in difficult driving conditions throughout the estate and the narrowness of the roads. Mr Back stated that the current personnel at CALA Homes are different to those than when the estate was built.

Mr Gough enquired how we were progressing with the draft neighbourhood plan and this was discussed. He was keen for the neighbourhood plan to allocate this land in our plan. We advised that at the present time a decision had been made not to allocate land. However, he stated that neighbourhood plans are obliged to consult on future land development and that Inspectors would take a dim view if this was not done; this could result in the plan not being passed.

It was resolved by the steering group to put this question to Navigus for their opinion.

When discussion sporting provision, Mr Gough promised to send us the phone number of a Mr Bob Sharples (known to him) of Sport England who should be helpful to us.

On health provision, Mr Gough also promised to send Simon a link to someone who can help with setting up a health centre.

The meeting last approximately 2 ½ hours.